

NEWARK ECONOMIC DEVELOPMENT CORPORATION  
CENTRAL WARD DEVELOPMENT PROJECTS

JUNE, 1992

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Executive Director

NEWARK ECONOMIC DEVELOPMENT CORP.

CENTRAL WARD DEVELOPMENT

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FILE 8 PROJECT New Community Estates

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DESCRIPTION Community development group formed to address community's housing low and moderate income families.  
DEVELOPER New Community Corporation  
ADDRESS Springfield Avenue  
SIZE sq. ft.  
JOBS  
TPC  
ASSISTANCE

FILE 9 PROJECT New Community Extended Care Facility

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DESCRIPTION Construction of long term health care facility providing 180 beds.  
DEVELOPER New Community Corp  
ADDRESS Camden St & Fairmount Ave  
SIZE sq. ft.  
JOBS 95  
TPC \$10 million  
ASSISTANCE Assisted with \$1.6 million UDAG

FILE 10 PROJECT Society Hill Residential Development

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DESCRIPTION 1250 units, condominiums, & townhouses to be constructed in a 3 phase development.  
450 units completed.  
DEVELOPER K. Hovnanian Companies  
ADDRESS S. Orange Ave/Springfield Ave.  
SIZE sq. ft.  
JOBS  
TPC \$125 million  
ASSISTANCE Tax abatement.

FILE 11 PROJECT Newark Towne Center

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DESCRIPTION A proposed 110,000 sq ft mall to be built by K. Hovnanian, aimed to serve the University Heights community. Targeted 1993 opening.  
DEVELOPER K. Hovnanian  
ADDRESS Springfield Av & Jones St.  
SIZE 110,000 sq. ft.  
JOBS 200  
TPC \$ 18.9 million  
ASSISTANCE Secured a \$3 Million UDAG, assisted developer with relocation and possibly tenant financing.

FILE 13 PROJECT St Joseph's Plaza

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DESCRIPTION Conversion of church into office/commercial space (restaurants, spa and offices).  
DEVELOPER NCC  
ADDRESS West Market St  
SIZE 23,000 sq. ft.  
JOBS 76  
TPC \$1.75 million  
ASSISTANCE Assisted with \$475,000 UDAG

FILE 14 PROJECT NCC Pathmark

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DESCRIPTION Construction of 55,000 sq. ft. Pathmark and 10,000 sq.ft. ancillary retail.  
DEVELOPER New Communities Urban Rnwl. Ass.  
ADDRESS S. Orange Ave & Bergen St  
SIZE 55,000 sq. ft.  
JOBS 225  
TPC \$ 13 Million  
ASSISTANCE \$1.53 million UDAG, tax abatement and Enterprise Zone certification.

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FILE 15 PROJECT Babyland II

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DESCRIPTION Construction of day care center and office sponsored by New Community Corp.

DEVELOPER New Community Corporation

ADDRESS South Orange Ave

SIZE 18,500 sq. ft.

JOBs 50

TPC \$1.6 million

ASSISTANCE Secured a \$200,000 UDAG

FILE 16 PROJECT Victory Gardens

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DESCRIPTION Construction of 62 residences designed to meet the low/moderate income housing demand.

DEVELOPER City of Newark, NEDC

ADDRESS Winans, Bergen, Kipp, and Ali Dr

SIZE sq. ft.

JOBs

TPC \$7 million

ASSISTANCE NEDC serves as construction manager & non-profit developer for City of Newark; funded through CDBG funds

FILE 17 PROJECT University Heights Neighborhood Dev. Corp

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DESCRIPTION New construction of 70 attached townhouse units for low/moderate income families.

DEVELOPER Univ. Heights D.C.

ADDRESS Littleton & Fairmont & 16th Aves

SIZE sq. ft.

JOBs

TPC \$ 6 Million

ASSISTANCE Project has completed 66 units.

FILE 18 PROJECT Newark Cinema Center

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DESCRIPTION Urban Movie Corporation; Proposed construction of six-plex cinema complex to be operated by Loew's Inc.

DEVELOPER

ADDRESS Springfield Ave

SIZE 24,000 sq. ft.

J OBS

TPC \$4.8 million

ASSISTANCE Secured \$1.8 million NJUDC, \$1.4 million CRDA, \$800,000 City of Newark

FILE 19 PROJECT Amusement Center

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DESCRIPTION Proposed development of a 55,000 sq ft family entertainment center.

DEVELOPER To be determined

ADDRESS Springfield Avenue

SIZE 60,000 sq. ft.

J OBS 40

TPC \$ 4 Million

ASSISTANCE NEDC investigating a way to attract this use.

FILE 20 PROJECT West Height Development Group

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DESCRIPTION Construction of a retail strip mall and 8 residential units.

DEVELOPER Samuel Allen

ADDRESS 381-395 South Orange Avenue

SIZE 8,000 sq. ft.

J OBS 30

TPC \$1 million

ASSISTANCE Assisted with a \$240,000 LDFF Loan, project financing, & tax abatement.

FILE 21 PROJECT University Shopping Plaza

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DESCRIPTION Construction of a shopping center on 3.4 acres of land.

DEVELOPER Cecil Sanders & Hansen & Johns

ADDRESS W. Market/Cabinet/Bruce Streets

SIZE 54,000 sq. ft.

JOBS 125

TPC \$5.4 million

ASSISTANCE Assisted with \$500,000 UDC loan, NRHA negotiations, project financing.

FILE 22 PROJECT Nevada Court Mall

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DESCRIPTION A minority-owned retail strip mall housing 8 retail establishments near City Hall, serving a 10,000-person community.

DEVELOPER William Manns

ADDRESS Inters. Nevada and Court Streets

SIZE 22,855 sq. ft.

JOBS 40

TPC \$ 2.6 million

ASSISTANCE NEDC secured a tax abatement, a \$411,000 LDFF loan, Revolving Loan Program, site plan approval, and Enterprise Zone benefits.

FILE 23 PROJECT Bergen Facade Improvement Program

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DESCRIPTION Facade Improvement specifically targeted for businesses along the Bergen Street corridor.

DEVELOPER Department of Development

ADDRESS Bergen Street

SIZE sq. ft.

JOBS

TPC

ASSISTANCE Local businesses received up to a \$5,000 grant for participating in a uniform facade improvement plan.

FILE 24 PROJECT American Custom Homes

DESCRIPTION New construction of 8 attached townhomes.

DEVELOPER American Custom Homes, Inc.

ADDRESS 144 Littleton Ave

SIZE sq. ft.

J OBS

TPC \$454,000.00

ASSISTANCE

FILE 25 PROJECT Clinton Avenue Urban Renewal Corp.

DESCRIPTION City-owned site proposed for construction of  
20,000 sq. ft. strip shopping mall;  
completion targeted for 1993.

DEVELOPER Clinton Ave U.R.C.

ADDRESS 145 Clinton Ave.

SIZE 20,000 sq. ft.

J OBS 50

TPC \$ 4 million

ASSISTANCE

FILE 27 PROJECT Pace Urban Renewal Associates

DESCRIPTION Conversion of former bank building into  
corporate office for minority engineering  
firm and other rental space.

DEVELOPER Sandaq Engineering

ADDRESS 535 Martin Luther King Jr. Blvd

SIZE 10,000 sq. ft.

J OBS 45

TPC \$500,000.00

ASSISTANCE Assisted with low-interest NEDC/BDC loan,  
tax abatement, Enterprise Zone  
certification.

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FILE 28 PROJECT Littleton Avenue Village  
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DESCRIPTION Construction of 142 units of garden  
apartment rental housing.  
DEVELOPER GAB Development  
ADDRESS So. 6th St & Littleton Ave  
SIZE sq. ft.  
JOBS  
TPC \$ 7.6 Million  
ASSISTANCE Project completed.

## INSTITUTIONAL PROJECTS

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INSTITUTIONAL DEVELOPMENT

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FILE 51 PROJECT Essex County College

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DESCRIPTION Construction of new urban college campus to facilitate the relocation of the institution.  
DEVELOPER ECC Board of Directors  
ADDRESS Market and High Streets  
SIZE sq. ft.  
JOBS  
TPC  
ASSISTANCE

FILE 52 PROJECT New Jersey Institute of Technology

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DESCRIPTION New construction of civil engineering, industrial engineering, and Center for Manufacturing Systems facilities.  
DEVELOPER NJIT  
ADDRESS 330 High St  
SIZE sq. ft.  
JOBS  
TPC  
ASSISTANCE

FILE 53 PROJECT NJIT Parking Garage and Retail

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DESCRIPTION Construction will begin on April, 1992 for this 1,3000-space garage and retail structure to serve Rutgers and NJIT.  
DEVELOPER Mulack Parking Systems  
ADDRESS  
SIZE sq. ft.  
JOBS  
TPC \$ 11.0 Million  
ASSISTANCE

FILE 54 PROJECT Rutgers University Campus at Newark

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DESCRIPTION New construction of science labs, student center, and dormitory for this ever expanding university campus.  
DEVELOPER Rutgers University  
ADDRESS University Avenue  
SIZE sq. ft.  
JOBS  
TPC  
ASSISTANCE

FILE 55 PROJECT University of Medicine and Dentistry of NJ

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DESCRIPTION Secured land and approvals for the construction of a new world class medical school and hospital.  
DEVELOPER  
ADDRESS  
SIZE sq. ft.  
JOBS  
TPC  
ASSISTANCE

FILE 56 PROJECT UMDNJ-NJ Medical School Doctor's Office Center

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DESCRIPTION Construction of an eight-level medical office building with parking garage for academic physicians  
DEVELOPER UMDNJ  
ADDRESS Bergen St.  
SIZE 154,000 sq. ft.  
JOBS 400  
TPC \$ 55 million  
ASSISTANCE

FILE 57 PROJECT Children's Hospital at UMDNJ

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DESCRIPTION World class child care facility to be constructed as part of UMDNJ's overall regional health care plan.  
DEVELOPER  
ADDRESS South Orange Avenue  
SIZE sq. ft.  
JOBS  
TPC \$ 113.1 million  
ASSISTANCE

FILE 58 PROJECT St. Michael's Medical Center

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DESCRIPTION New construction of six-story addition to existing structure and rehabilitation of existing facility. Completion: 1992  
DEVELOPER Cathedral Healthcare Systems  
ADDRESS Martin Luther King Blvd.  
SIZE 246,300 sq. ft.  
JOBS 200  
TPC \$ 60 million  
ASSISTANCE